

Towers Wills

Town & Country

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10, High Street, West Coker, Yeovil, Somerset BA22
9AQ

£450,000

Towers Wills welcome to the market a magnificent grade II listed farmhouse. Boasting character and charm throughout, viewing is a must to fully appreciate this wonderful home. Comprising: Hallway, cloak W.C, living room, dining room, kitchen/ breakfast room, utility room, three bedrooms, en-suite, family bathroom, driveway, front & rear gardens. Situated in this sought after village location.

Accommodation:

Beautifully presented throughout and bursting with timeless character, this exceptional Grade II Listed three-bedroom cottage effortlessly combines period charm with modern-day comfort. From original flagstone floors and traditional cottage doors to the stunning stone mullion windows, every room tells a story, whilst sympathetic improvements ensure the home is perfectly suited to contemporary family living. At the heart of the property are the elegant sitting and dining rooms, connected by an impressive dual-sided jewel wood-burning stove, creating a wonderfully sociable space that's equally suited to entertaining guests or enjoying cosy evenings with family. Outside, the enchanting established gardens provide a private haven, offering a variety of seating areas to enjoy the changing seasons, making this a truly special village home.

An inviting reception hall immediately sets the tone with its original flagstone flooring and authentic cottage doors to both the front and rear elevations. The beautifully proportioned sitting room centres around one side of the magnificent dual-sided wood-burning stove, whilst the separate dining room mirrors the same character, benefiting from a stone mullion window to the front, together with the opposite side of the feature fireplace. The farmhouse-style kitchen/breakfast room is fitted with a comprehensive range of wall, base and drawer units with ample work surfaces, inset sink and drainer, stone mullion window to the front, integrated electric hob with extractor over, electric oven and integrated dishwasher, providing a practical yet charming space for everyday living and dining with ample room for table and chairs. While the adjoining utility room provides additional storage, work surfaces, plumbing for a washing machine, space for a tumble dryer, oil-fired central heating boiler and access to the ground floor cloakroom fitted with WC.

To the first floor are three generous double bedrooms, each enjoying the character synonymous with this delightful cottage. The master bedroom benefits from a well-appointed en-suite shower room comprising shower cubicle, wash hand basin and WC, whilst the remaining bedrooms are served by the family bathroom fitted with a panel bath with shower over, wash hand basin and WC.

Outside:

Approached via a gated private driveway, the rear garden is undoubtedly one of the property's most outstanding features. Lovingly established and thoughtfully landscaped over many years, the garden enjoys a lawn bordered by an abundance of mature colourful shrubs and well-stocked flower beds, creating a peaceful and private setting throughout the seasons. A beautifully sheltered seating area immediately outside the rear entrance provides the perfect spot to enjoy a morning coffee beneath the shade, while the attractive stone-chipped entertaining area offers an idyllic setting for alfresco dining or unwinding with an evening glass of wine. This truly enchanting garden perfectly complements the charm and character found throughout the home.

Key Features

- Sought-after Village of West Coker
- Grade II Listed Farmhouse
- Three Bedrooms
- Master En-suite
- Driveway
- Front & Rear Gardens
- NO ONWARD CHAIN

Contact Us

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Situation:

Nestled amidst the rolling Somerset countryside, West Coker is widely regarded as one of the area's most desirable villages, offering the perfect blend of rural charm and everyday convenience. Steeped in history, the village is renowned for its attractive period homes, picturesque lanes and welcoming community atmosphere. Residents enjoy an excellent range of local amenities including a village shop, post office, highly regarded primary school, beautiful parish church, recreation ground and children's play park, together with a choice of traditional country pubs serving excellent food. The surrounding countryside provides an abundance of scenic walks and cycling routes, while the nearby market town of Yeovil offers a comprehensive range of shopping, leisure and educational facilities. Excellent road links via the A30 and A303 provide convenient access to the wider South West and beyond, making West Coker an ideal location for those seeking village life without compromising on accessibility.

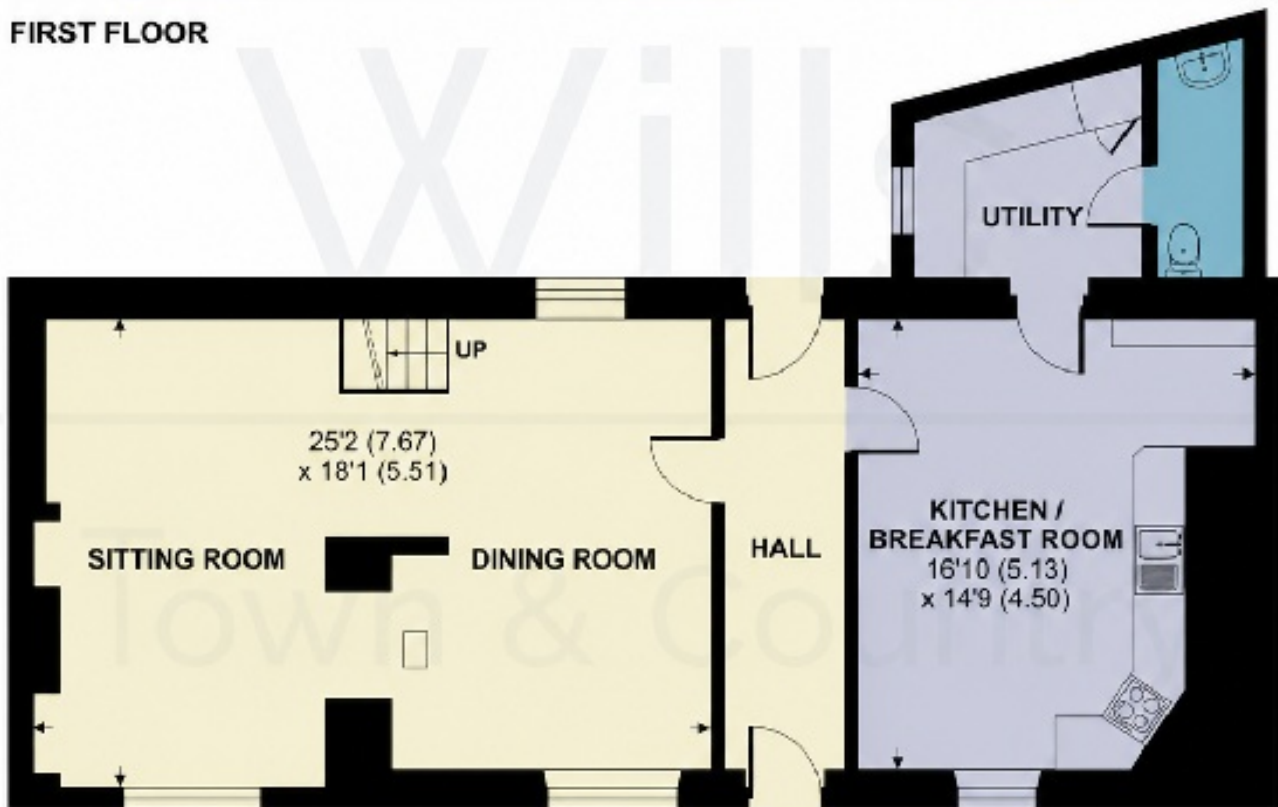


Floor Plan

High Street, Yeovil

Approximate Area = 1697 sq ft / 157.7 sq m

For identification only - Not to scale



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